

**NOTICE: This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.**

**NOTICE OF A REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

**NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, December 17, 2013 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.**

*All members of the public are invited to attend.*

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 9<sup>th</sup> day of December 2013 at 9:00 a.m.

Dated this 9<sup>th</sup> day of December 2013 by:

*Vicki McReynolds*

Vicki McReynolds  
Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND  
POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

- 1. CALL TO ORDER:** The Chairperson called the meeting to order at 4:00 p.m.
- 2. ROLL CALL:** Director Filardo called roll.
- 3. PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE MINUTES**.
- 4. AGENDA ITEM: ELECTIONS: Chairperson and Vice Chairperson.**  
Commissioner deBlanc made a motion to elect Commissioner Van Wye as Chairperson. Commissioner Viarengo seconded the motion. Commissioner Van Wye accepted the nomination and was elected unanimously. Commissioner Viarengo motioned to elect Commissioner deBlanc as Vice Chairperson. Commissioner Erickson seconded the motion. Commissioner deBlanc accepted the nomination and was elected unanimously.

**5. MINUTES:** Consideration of the **Regular Meeting Minutes of September 17, 2013.** Chair entertained a motion to accept the minutes. Commissioner Olguin noted one typographical error on page 6. Commissioner Viarengo motioned to approve the Regular Meeting Minutes of September 17, 2013 with the correction as noted. Commissioner Erickson seconded the motion. The motion passed unanimously.

**6. REPORTS:**

- a. Chairperson and Members Report
- b. Director's Report

**7. OLD BUSINESS:**

- a. **PUBLIC HEARING:** An Ordinance adding language to Chapter 2: Definitions and Chapter 3: Zoning Districts, Sections 3-9.A.17 (CENTRAL BUSINESS DISTRICT) and Section 3-11.A.20 (COMMERCIAL DISTRICT) allowing the manufacturing, production, assembly and distillation of consumable products as permitted uses.

- **Staff Report**
- **Open Public Hearing:** The Chair opened the public hearing.
- **Invite Public to Speak**
  - (Public is asked to state their name). There is a time limit for comments.
- **Close Public Hearing:** The Chair closed the public hearing.
- **Commission Discussion**

**Commission Action:** The Commission directed staff to add language to the proposed ordinance encouraging waste minimization and to add the term 'brewed' to the definition in the ordinance and bring the revised ordinance back to the Commission at the January 21, 2014 meeting.

**8. NEW BUSINESS:**

- a. **PUBLIC HEARING:** A major amendment and zoning reversion for the Verde Valley Ranch Planned Area Development, Assessor's Parcel Numbers 400-07-001B, 400-01-043, 400-01-006A, 400-02-003F, 400-02-007 and 400-06-011. The Major Amendment will reflect prior land divisions through the adoption of a new land use map and revert the commercial zoning of a portion of Assessor's Parcel Number 400-07-011B, that property formerly known as the Clark Mansion, whose zoning was changed by Resolution #1330 of the Town of Clarkdale on April 13, 2010. The Major Amendment will revert the zoning of this portion to Planned Area Development (PAD). The subject properties are located northeast of the intersection of Sycamore Canyon Road and Tuzigoot Road.

- **Staff Report**
- **Open Public Hearing:** The Chair opened the public hearing.

- **Invite Public to Speak**
  - (Public is asked to state their name). There is a time limit for comments.
- **Close Public Hearing:** The Chair closed the public hearing.
- **Commission Discussion**

**Commission Action:** Commissioner Olguin motioned to recommend approval of a major amendment and zoning reversion for the Verde Valley Ranch Planned Area Development, Assessor's Parcel Numbers 400-07-001B, 400-01-043, 400-01-006A, 400-02-003F, 400-02-007 and 400-06-011. The Major Amendment will reflect prior land divisions through the adoption of a new land use map and revert the commercial zoning of a portion of Assessor's Parcel Number 400-07-011B, that property formerly known as the Clark Mansion, whose zoning was changed by Resolution #1330 of the Town of Clarkdale on April 13, 2010. The Major Amendment will revert the zoning of this portion to Planned Area Development (PAD). The subject properties are located northeast of the intersection of Sycamore Canyon Road and Tuzigoot Road. Commissioner Erickson seconded the motion. The motion passed unanimously.

- b. **WORKSESSION:** Discussion regarding public meeting rules, posting of quorums, and discussion of items outside of Commission meetings. This being a worksession only, there were no actions taken.

## **9. FUTURE AGENDA ITEMS:**

- 10. ADJOURNMENT:** The Chair entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Erickson seconded the motion. The motion passed unanimously. The meeting adjourned at 5:10 p.m.

Reasonable accommodations may be requested by contacting Town Hall at (928)-634-9591, (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.